

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

JULY 21, 2005

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; Thomas Ferrini, City Council Representative; John Ricci, Vice-Chairman; Cindy Hayden, Deputy City Manager; John Sullivan; Richard A. Hopley, Building Inspector; Raymond Will; Donald Coker; George Savramis; and Alternate Jerry Hejtmanek;

MEMBERS EXCUSED: N/A

ALSO PRESENT: David M. Holden, Planning Director; and, Lucy E. Tillman, Planner I

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I. APPROVAL OF MINUTES

1. Minutes from the June 16, 2005 Planning Board Meeting – Unanimously approved.
2. Minutes from the January 27, 2005 Planning Board Work Session – Unanimously approved.

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II. PUBLIC HEARINGS

A. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **General Services Administration, New England Region, Applicant**, for property located at **254 Corporate Drive** wherein Preliminary and Final Subdivision approval is requested with the following: Lot 0000 having an area of 30.18 ± acres and with continuous street frontage off Corporate Drive; and the remaining land area being decreased by 30.18 ± acres and constituting a portion of the Tradeport; and, lying in a zone where a minimum lot area of 5.0 acres and 200' of continuous street frontage is required. Said properties are located in an Airport Business Commercial district and are shown on Assessor Plan 315, as Lot 0004. (Plat plans are on file in the Planning Department Office and are identified as #02-01-05) (This application was tabled at the June 16, 2005 Planning Board Meeting)

Voted to **table** the application to a time indefinite.
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B. The application of **Smith, Minch and Frost Properties, Owner**, for property located at **159 State Street** and **Rand K. and Samantha R. Peck, James and Katherine Quick, Christopher Cloitre, Aaron J. and Jill A. Gructer, Jonathan A. and Lisa Daniels and Robert Kosciusko and Carrie Benn, Owners**, for property located at **147 State Street** where Preliminary and Final Subdivision approval (Lot Line Relocation) is requested between two lots having the following: Lot 46-3 as shown on Assessor Plan 107 increasing in area from 5,099 ± s.f. to 5,624 ± s.f and Lot 46-4 as shown on Assessor Plan 107 decreasing in area from 5,287 ± s.f. to 4761 ± s.f, and lying in a zone where a minimum lot area of 1,000 s.f. is required and no minimum street frontage is required. Said properties are located in a Central Business B and Historic A districts and are shown on Assessor Plan 107 as Lots 46-3 and 46-4. (Plat plan is on file in the Planning Department Office and is identified as Plan #10-01-05) (This application was tabled at the June 16, 2005 Planning Board Meeting)

Voted to **table** to the next regularly scheduled Planning Board Meeting on August 18, 2005 meeting.

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C. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road** where Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 180,000 ± s.f. (4.2 acres) and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 279,000 ± s.f. (6.4 acres) and 151.38 feet of continuous street frontage on Little Harbor Road, and lying in a zone where a minimum lot area of 1 acre and 150' of continuous street frontage is required. Said property is shown on Assessor Plan 204 as Lot 5 and lies within a Single Residence A district. (Plat plan is on file in the Planning Department Office and is identified as Plan #10-02-04).

Voted to **grant final** subdivision approval, with the following **stipulations**:

1. That the deed language referenced in a previous condition shall be reviewed/approved for content and form by the Planning and Legal departments before filing with the Registry;
2. That the Fire and Public Works Departments concur that the existing roadway is sufficient for emergency vehicles [currently in process];
3. That a note be added to the Plat stating that the Planning Board granted a waiver for a private street pursuant to *Subdivision Rules and Regulations* and that no municipal services are to be provided by the City along this private driveway/street;
4. That the Plat record the requirements of Article III, Section 10-301 (A) (7) of the Zoning Ordinance as it applies to Sagamore Creek area, including, Belle Isle and Little Harbour areas;
5. That the Subdivision Application either shall be updated and signed so as to represent the current representative of the owner [change of Attorney] or that it shall be signed by the property owner;
6. That digitized GIS data shall be provided to Department of Public Works as per the City's requirements for updating relevant land records;
7. That Note #6 on the Plat shall be corrected to identify the current Flood Insurance Rate Maps;
8. That permanent boundary monuments shall be installed as per the requirements of the Department of Public Works.; and;
9. That a note be added to the Plat stating that Belle Isle will have a travel easement across the property.

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D. The application of **Robert and Shari Pantanella, Owners**, for property located at **156 Holly Lane** and **Matthew Fessenden, Owner**, for property located at **581 Colonial Drive** where Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 28 as shown on Assessor Plan 260 increasing in area from 6,016 ± s.f. to 10,119 ± s.f. and having 100' of continuous street frontage off of Colonial Drive and Lot 56 as shown on Assessor Plan 261 decreasing in area from 24,589 ± s.f. to 20,119 ± s.f. and having 60' of continuous street frontage off of Holly Lane, and lying in a zone where a minimum lot area of 15,00 s.f. and 100' of continuous street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 260 as Lot 28 and Assessor Plan 261 at Lot 56. (Plat plan is on file in the Planning Department Office and is identified as Plan #13-01-05).

Voted to **grant preliminary and final** subdivision approval, with the following **stipulations**:

1. That the owners of each property shall sign the application form [current signature is not valid];
2. That permanent boundary monuments shall be installed per the requirements of the Department of Public Works; and,
3. That digitized GIS data shall be provided to Department of Public Works as per the City's requirements for updating relevant land records.

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E. The application of **Deer Street Associates, Owner, and Centrix Bank & Trust, Applicant**, for property located at **165 Deer Street**, wherein site plan approval is requested for the addition of a covered entrance and porte-cochere with a teller window, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lots 17 & 18 and lies within Central Business B District, the Downtown Overlay District and Historic District A.

Voted to **grant** Site Review Approval subject to the following **stipulations**:

- 1) That the Planning Department will work with the applicant to review the parking requirement based on the proposed uses;
- 2) That a sidewalk easement be prepared for review and approval by the City Legal Department;
- 3) That as this building has a sprinkler system, the building must be supervised and provide automatic notification of emergency forces. It would also require that the alarm system also automatically notify emergency forces in the event of an evacuation;
- 4) That the lots shall be consolidated and that the documentation be reviewed by the Planning and Legal Department as to content and form.
- 5) That an additional directional arrow be painted on the pavement at the exit coming out the drive-thru;
- 6) That a work limit line for the sidewalks be added to the plans;
- 7) That an easement for the City waterline be prepared for review and approval by the City Legal Department;
- 8) That the rectangular area under the first two parking spaces, coming off of Maplewood Avenue, be labeled as property of the railroad with an explanatory note that it was not counted for parking and also that the City takes no position as to the ownership of the parcel and is not under review by the Site Review Committee;
- 9) That landscaping to be worked out with Lucy Tillman and DPW following Site Plan approval from the Planning Board;
- 10) That the directional arrow behind the proposed bank building be eliminated replaced with the wording "Do Not Enter"; also, a sign be added to the building that says "Do Not Enter";
- 11) That the snow storage area off of Bridge Street would be plantings and grass and the pavement would be removed, and the second snow storage area next to Redlon and Johnson would remain in its present condition;

- 12) That the handicapped parking space be moved from the westerly section of the #165 two-story wood building to the other side of the same building;
- 13) That it is recommended that all site lighting shall be Dark Sky Friendly;
- 14) That the existing dumpster be added to the Site Plans; and;
- 15) That a "Do Not Enter" sign be added to the rear of the #165 two-story wood building or on a pole in the same vicinity.

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F. The application of **Wal-Mart Real Estate Business Trust and Joker's Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein amended site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 190,800 ± s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. A public hearing will be held on Applicant's Request to Amend Stipulation #12 of June 16, 2005 Site Plan Approval. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district.

Withdrawn by the Applicant.

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III. CITY COUNCIL REFERRALS/REQUESTS

- 1. Request to review archeological matters and historic sites in the City;

Voted to prepare an informational sheet prior to sending back to the City Council.

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- 2. Request from Kenneth & Deborah Smith for a license for land use beside and in back of their property located at 298 Myrtle Avenue;

Voted to table this matter to the next regularly scheduled Planning Board Meeting on August 18, 2005.

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- 3. Proposed Pedestrian Walkway Connecting Johnson Court and Junkins Avenue along the South Mill Pond;

Voted to make a favorable recommendation back to the City Council.

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IV. AMENDED SITE PLAN REVIEW

- A. 207 International Drive

For discussion only.

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V. OLD BUSINESS

- 1. PDA Wetlands Work Session at PDA;

This is tentatively being rescheduled for sometime in September.

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VI. NEW BUSINESS

- A. Discussion of Possible Regional Impact

Pending Site Review Application for the TravelPort Property located at 108 Ocean Road, Greenland.

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V. ADJOURNMENT was had at approximately 8:20 p.m.

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This Action Sheet was prepared by Jane M. Shouse, Administrative Assistant in the Planning Department.